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A T T O R N E Y S A T L A W

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July 1, 2008

Members of the Continuing Legislative Committee
On State Planning and Development:

The Honorable Eric D. Coleman
The Honorable Art Feltman
The Honorable Jonathan A. Harris
The Honorable Leonard Fasano
The Honorable Craig A. Miner
The Honorable Joseph J. Crisco, Jr.
The Honorable Antonio (Tony) Guerrero
The Honorable Jack Malone
The Honorable Richard Roy
Room 2100
Legislative Office Building
Hartford, CT 06106

Dear Senators and Representatives:

I am writing on behalf of Norwichtown Development LLC to respond to Findings and Recommendations from the Office of Policy and Management ("OPM") submitted to the Committee on June 9, 2008 on my client's request for an interim change to the Locational Guide Map of the Conservation and Development Policies Plan for Connecticut, 2005-2010.

As set forth in the Findings, the City of Norwich ("City") waived its opportunity for a hearing on this application, and my client was not aware of any concerns that OPM had on the application until the agency's June 9 letter.

The application proposes a change to the Locational Guide Map from Rural to Neighborhood Conservation for approximately 40 acres of a 60 acre parcel. The remaining 20 acres is already subject to a recorded conservation easement.

The Locational Guide Map amendment is requested to allow municipal sewers and water to serve a proposed active adult community at the site, which the City of Norwich has encouraged through the adoption of special regulations providing for density bonuses. The City has indicated its ability and willingness to provide such services. See Attached Letter.

OPM has raised two objections to the application.

BOSTON

HARTFORD

NEW HAVEN

STAMFORD

WOBBURN

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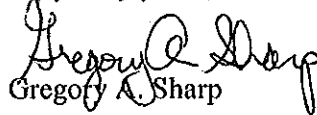
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The first is a concern that the extension of sewers to serve the project would subject other areas along the route of the sewer designated as Rural and Conservation, which are not part of the application, to similar requests for changes. The short answer to this objection is that site conditions require that the sewer connecting the project to the existing system must be a force main, which means sewage from the project will be pumped under pressure to the existing system. As a result, other properties along its route will not be able to access the sewer. This fact makes the concern about secondary development moot. In addition, much of the land along the sewer route is wetlands which are tributary to the Fairview Reservoir and are unlikely to be developed.

The second objection is based on OPM's suggestion that a community septic system or alternative treatment system might provide for an on-site solution to allow the density allowed by the regulations. In connection with prior unsuccessful development proposals, extensive soil testing was performed to evaluate the suitability of site soils, and although the soils data indicated that the site could support septic systems for 24 homes, most would have required engineered systems due to mottling, ledge, water table, etc. At the densities provided by the Special Regulations, on-site septic is not a realistic option, because it would require the septic systems to extend into the regulated area around the wetlands at the site, which would not likely receive the approval of the Norwich inland wetlands and watercourses agency. Moreover, to serve the project with water on-site wells at the density provided by the Special Regulations, two wells would be required to withdraw water at a rate of 30-40 gallons per minute, which could impact abutting property wells and the wetland system at the site. Accordingly, on-site septic and wells are not realistic solutions to serve the project.

My client appreciates the opportunity to provide this information to the Standing Committee and requests that the Committee approve its request.

Very truly yours,


Gregory A. Sharp

Enclosure

cc: Senator Edith Prague, 19th Senate District
Bill Hogan, DEP
Peter Davis, Director of Planning & Neighborhood Services
Allen Bergren, City Manager
Benjamin P. Lathrop, Mayor
James Butler, Southeastern Connecticut Council of Governments
David Lavasseur, Undersecretary, Office of Policy and Management



Norwich Public Utilities

April 30, 2008

Mr. Peter Davis
Director of Planning and Development
City of Norwich
Norwich City Hall
Norwich, CT 06360

Re: Wilcox Estates

Dear Peter,

Please be advised that Norwich Public Utilities has adequate water, sewer, natural gas, and electric capacity available to service the active adult community proposed for the Wilcox Sawmill site.

Please contact me with any additional questions you may have regarding this matter at 860-823-4192.

Sincerely,


John Bilda
General Manager

JFB/mla